Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	20 Chamberlain Way, Williams Landing Vic 3027
Including suburb and	•
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000	&	\$630,000
-------------------------	---	-----------

Median sale price

Median price	\$800,000	Pro	perty Type	House		Suburb	Williams Landing
Period - From	01/04/2023	to	30/06/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1 Tumstone La WILLIAMS LANDING 3027	\$638,000	13/06/2023
2	13 Dennerley Way TRUGANINA 3029	\$625,000	02/06/2023
3	51 Glenfern Cirt TRUGANINA 3029	\$611,000	15/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2023 10:04

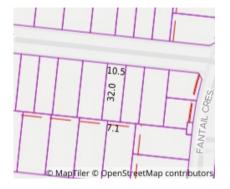


RT Edgar

Jenny Zhang 03 8888 2000 0450 809 188 izhang@rtedgar.com.au

Indicative Selling Price \$580,000 - \$630,000 **Median House Price** June quarter 2023: \$800,000





Rooms: 1 Study Nook Property Type: Land Land Size: 336 sqm approx

Agent Comments

Comparable Properties



1 Tumstone La WILLIAMS LANDING 3027 (REI) Agent Comments

--- 3

Price: \$638,000 Method: Auction Sale Date: 13/06/2023

Property Type: House (Res) Land Size: 272 sqm approx

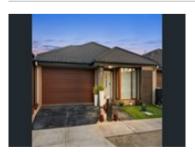


13 Dennerley Way TRUGANINA 3029 (REI)

Price: \$625,000 Method: Private Sale Date: 02/06/2023

Property Type: House (Res) Land Size: 350 sqm approx

Agent Comments



51 Glenfern Cirt TRUGANINA 3029 (REI)

Price: \$611,000

Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 250 sqm approx Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



